

**CITY OF SAN DIEGO
M E M O R A N D U M**

DATE: July 19, 2007

TO: Elizabeth Maland, City Clerk

FROM: Gerri Bollenbach, Assistant Engineer

SUBJECT: Approval of the final map "Dennerly Ranch Villages 2/3"

The City Engineer has examined and states that he can make the necessary findings to approve the final map "Dennerly Ranch Villages 2/3". Pursuant to Section 125.0630 M.C., please place the following notice as an information item in the Council Docket for July 30, 2007.

NOTICE of Pending Final Map Approval

Notice is hereby given that the City Engineer has reviewed and will approve on the date of this City Council meeting that certain final map entitled "Dennerly Ranch Villages 2/3" (V.T.M. No. 307147 PTS No. 115096108297), located on east of I-805 north of Dennerly Road in the Otay Mesa Community Plan area in Council District 8, a copy of which is available for public viewing at the office of the San Diego City Clerk. Specifically, the City Engineer has caused the map to be examined and has made the following findings:

- (1) The map substantially conforms to the approved tentative map, and any approved alterations thereof and any conditions of approval imposed with said tentative map.**
- (2) The map complies with the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map.**
- (3) The map is technically correct.**

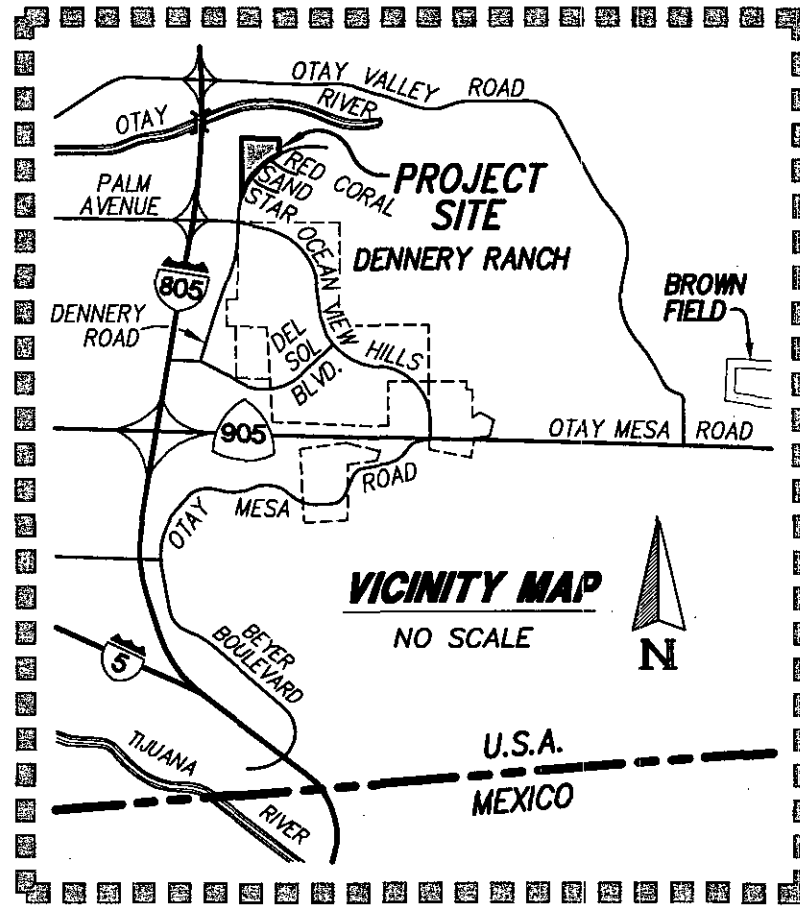
Said map will be finalized and recorded unless a valid appeal is filed. Interested parties will have 10 calendar days from the date of this Council hearing to appeal the above findings of the City Engineer to the City Council. A valid appeal must be filed with the City Clerk no later than 2:00 PM, 10 calendar days from the date of this City Council meeting stating briefly which of the above findings made by the City Engineer was improper or incorrect and the basis for that conclusion. If you have questions about the map approval findings or need additional information about the maps or your appeal rights, please feel free to contact Anne Hoppe at (619) 446-5290.

cc: W.O. 427040 PTS No. 115096

Attachments: Vicinity map, reduced copy of map

DENNERY RANCH VILLAGES 2/3

66615



DENNERY RANCH VILLAGES 2/3

OWNER'S STATEMENT

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND SUBDIVISION WITHIN THE SUBDIVISION TO BE KNOWN AS DENNERY RANCH VILLAGES 2/3 AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF 8 SHEETS AND DESCRIBED IN THE CAPTION THEREOF. IT IS OUR INTENT TO SUBDIVIDE AND LATER CONVEY OUR ENTIRE INTEREST IN THE REAL PROPERTY SHOWN ON THIS MAP WITHIN THE HEAVY BORDER, INCLUDING ANY REVERSION RIGHTS THAT MAY EXIST WITHIN THE ADDING PUBLIC RIGHTS-OF-WAY. IT IS NOT OUR INTENT TO ALTER OR SEVER THE LEGITIMATE RIGHTS OF OTHERS WHO MAY HAVE A CLAIM ON THOSE REVERSION RIGHTS THROUGH PRIOR CONVEYANCES.

WE HEREBY GRANT TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, THE EASEMENT WITH THE RIGHT OF INGRESS AND EGRESS FOR THE CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES, ALL AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION DESIGNATED AS "WATER EASEMENT GRANTED HEREON", RESERVING, HOWEVER, TO THE OWNER OF THE FEE UNDERLYING SAID EASEMENT HEREIN GRANTED THE CONTINUED USE OF THE SURFACE OF SAID REAL PROPERTY, AND SUBJECT TO THE FOLLOWING CONDITIONS: THE ERECTING OF BUILDINGS, MASONRY WALLS, MASONRY FENCES AND OTHER STRUCTURES; OR THE PLANTING OR GROWING OF TREES OR SHRUBS; OR CHANGING THE SURFACE GRADE; OR THE INSTALLATION OF PRIVATELY OWNED PIPELINES SHALL BE PROHIBITED UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE CITY ENGINEER PURSUANT TO THE MUNICIPAL CODE.

WE HEREBY GRANT TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, THE EASEMENTS FOR GENERAL UTILITY AND ACCESS PURPOSES OVER, UNDER, UPON, AND ACROSS LOT 1 AND LOT 2, ALL AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION AND IDENTIFIED AS "GENERAL UTILITY AND ACCESS EASEMENT GRANTED HEREON", INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR THE REPAIR, MAINTENANCE, AND ALTERATION OF ANY UTILITY EQUIPMENT OR FACILITY SITUATED IN OR ON SAID EASEMENT; AND ALSO THE RIGHT OF INGRESS AND EGRESS OF EMERGENCY SERVICES TO ACCESS THE PROPERTIES WITHIN THIS SUBDIVISION OR OTHER ADJACENT LANDS FOR EMERGENCY PURPOSES. RESERVING, HOWEVER, TO THE OWNER OF THE FEE UNDERLYING SAID EASEMENT HEREIN GRANTED, (1) THE CONTINUED USE OF THE SURFACE OF SAID REAL PROPERTY SUBJECT TO THE FOLLOWING CONDITIONS: THE CHANGING OF THE SURFACE GRADE AND THE INSTALLATION OF PRIVATELY OWNED UTILITIES, WHICH MAY INCLUDE SEWER AND WATER MAINS, WATER SERVICES AND SEWER LATERALS, CONDUITS, STORM DRAINS, FIRE HYDRANTS, ELECTRICAL WIRING ETC. SHALL BE PROHIBITED UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE CITY ENGINEER PURSUANT TO THE MUNICIPAL CODE, AND (2) THE RIGHT TO GRANT EASEMENTS TO SAN DIEGO GAS AND ELECTRIC COMPANY, PACIFIC BELL, A COMMUNITY TELEVISION ANTENNA SYSTEM, PROVIDED THE LOCATION OF SUCH UTILITIES CONFORM TO THE LOCATION OF SIMILAR UTILITIES IN DEDICATED STREETS.

WE HEREBY GRANT AND RELINQUISH TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, ANY AND ALL RIGHT TO CONSTRUCT, ERECT OR MAINTAIN ANY ABOVEGROUND ROOFED BUILDING OR COVERED STRUCTURE, EXCEPT AS PROVIDED FOR IN PLANNED DEVELOPMENT PERMIT NO. 295808, OVER, UPON OR ACROSS ALL OF LOTS "A" AND "B", AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION AND DESIGNATED "BUILDING RESTRICTED EASEMENT GRANTED HEREON", RESERVING TO THE OWNER OF THE FEE UNDERLYING SAID EASEMENTS HEREIN GRANTED THE CONTINUED USE OF SAID REAL PROPERTY FOR ANY PURPOSE EXCEPT AS HEREIN PROVIDED AND THE RIGHT TO GRANT EASEMENTS TO ANY PUBLIC UTILITY COMPANY FOR DISTRIBUTION FACILITIES PROVIDED THE SAME ARE INSTALLED UNDERGROUND. RESPONSIBILITY FOR MAINTENANCE OF SAID LANDS SHALL REMAIN WITH THE OWNER OF THE FEE TITLE OF SAID LAND. NOTHING CONTAINED HEREIN SHALL BE CONSTRUED TO ASSIGN ANY MAINTENANCE RESPONSIBILITY TO THE CITY OF SAN DIEGO, NOR SHALL ANYTHING CONTAINED HEREIN BE CONSTRUED TO CONFER ANY RIGHTS TO THE GENERAL PUBLIC.

WE HEREBY GRANT AND RELINQUISH TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, ANY AND ALL RIGHT TO CONSTRUCT, ERECT OR MAINTAIN ANY STRUCTURE TO CONSTRUCT, ERECT OR MAINTAIN FENCES TO REMOVE LIVE TREES AND SHRUBS, TO CHANGE THE GRADE, OR TO OTHERWISE CHANGE THE OPEN SPACE CHARACTER OF THE LAND, UNLESS APPROVED BY THE CITY, OVER, UPON OR ACROSS LOT C, AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION AND DESIGNATED "OPEN SPACE EASEMENT GRANTED HEREON", RESERVING TO THE OWNER OF THE FEE UNDERLYING SAID EASEMENT HEREIN GRANTED THE RIGHT TO GRANT EASEMENTS TO ANY PUBLIC UTILITY COMPANY FOR DISTRIBUTION FACILITIES PROVIDED THE SAME ARE INSTALLED UNDERGROUND; AND THE RIGHT TO MAINTAIN PREEMPTIVE TRIM OR RESHAPEN BRUSH AND OTHERWISE PERFORM PREVENTIVE MEASURES REQUIRED BY THE FIRE DEPARTMENT TO PROTECT STRUCTURES AND OTHER IMPROVEMENTS FROM POTENTIAL FIRES. RESPONSIBILITY FOR MAINTENANCE OF SAID LANDS SHALL REMAIN WITH THE OWNER OF THE FEE TITLE OF SAID LANDS AND NOTHING CONTAINED HEREIN SHALL BE CONSTRUED TO ASSIGN ANY MAINTENANCE RESPONSIBILITY TO THE CITY OF SAN DIEGO, NOR SHALL ANYTHING CONTAINED HEREIN BE CONSTRUED TO CONFER ANY RIGHTS TO THE GENERAL PUBLIC.

WE HEREBY GRANT TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION THE EASEMENT FOR PUBLIC ACCESS OVER THE EXISTING SENIOR EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED JANUARY 21, 2000 AS FILE NO. 2000-0032726 OF OFFICIAL RECORDS.

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP 15134, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY FEBRUARY 11, 1988 AS FILE NO. 88-064875 OF OFFICIAL RECORDS.

THE FOLLOWING EASEMENTS GRANTED TO THE CITY OF SAN DIEGO: SENIOR EASEMENT RECORDED OCTOBER 16, 1986 AS FILE NO. 86-467860; A PORTION OF SENIOR AND DRAINAGE EASEMENT RECORDED NOVEMBER 2, 1998 AS FILE NO. 1998-0712011 AND A PORTION OF SENIOR EASEMENT RECORDED JANUARY 21, 2000 AS FILE NO. 2000-0032726, AND CALIFORNIA WATER AND TELEPHONE COMPANY EASEMENT RECORDED SEPTEMBER 22, 1952 IN BOOK 4600, PAGE 341, ALL OF OFFICIAL RECORDS, ARE NOT SHOWN WITHIN THIS MAP BECAUSE THEY HAVE BEEN VACATED PURSUANT TO SECTION 66434 (g) OF THE SUBDIVISION MAP ACT.

THIS IS A MAP OF A PLANNED DEVELOPMENT PROJECT AS DEFINED IN THE SAN DIEGO LAND DEVELOPMENT CODE.

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350, ET SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE PLANNING COMMISSION RESOLUTION NO. R 301578 DATED JUNE 10, 2006 APPROVED 410 RESIDENTIAL CONDOMINIUMS.

SUBDIVISION GUARANTEE BY: CHICAGO TITLE COMPANY ORDER NO. 23066523-US0

WE HEREBY GRANT TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, AN EASEMENT AND RIGHT-OF-WAY FOR THE NATURAL FLOWAGE OF WATERS OVER, UPON AND ACROSS THE PORTION OF LOTS "A" AND "B" DESIGNATED "FLOWAGE EASEMENT GRANTED HEREON" ALL AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION, RESERVING, HOWEVER, TO THE OWNER OF THE FEE UNDERLYING SAID EASEMENT HEREIN GRANTED THE CONTINUED USE OF THE SURFACE OF SAID REAL PROPERTY, AND SUBJECT TO THE FOLLOWING CONDITIONS: THE ERECTING OF BUILDINGS, WALLS, FENCES OR OTHER STRUCTURES, OR THE PLANTING OR GROWING OF TREES OR SHRUBS, OR CHANGING THE SURFACE GRADE, SHALL BE PROHIBITED. NOTHING CONTAINED HEREIN SHALL BE CONSTRUED TO ASSIGN FLOWAGE MAINTENANCE RESPONSIBILITIES TO THE CITY OF SAN DIEGO.

PARADE HOMES, A CALIFORNIA CORPORATION, FORMERLY KNOWN AS PARADE CONSTRUCTION COMPANY, A CALIFORNIA CORPORATION, AS OWNER

BY: _____ BY: _____
NAME _____ NAME _____
TITLE _____ TITLE _____

SIGNATURE OMISSION STATEMENT

THE SIGNATURES OF THE FOLLOWING PARTIES NAMED HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(A)-(4) OF THE SUBDIVISION MAP ACT, BECAUSE THEIR INTERESTS ARE NOT REQUIRED INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

THE SIGNATURE OF SAN DIEGO GAS & ELECTRIC COMPANY, OWNER OF EASEMENTS AS DISCLOSED BY DOCUMENT RECORDED NOVEMBER 20, 1998 IN BOOK 1561, PAGE 4, BY DOCUMENT RECORDED SEPTEMBER 24, 1994 AS FILE NO. 127523, BY DOCUMENT RECORDED NOVEMBER 10, 1998 AS FILE NO. 1998-0733300, BY DOCUMENT RECORDED NOVEMBER 10, 1998 AS FILE NO. 1998-0733301 AND BY DOCUMENT RECORDED MAY 5, 2000 AS FILE NO. 2000-0233573, ALL OF OFFICIAL RECORDS.

THE SIGNATURE OF OTAY MUNICIPAL WATER DISTRICT, OWNER OF EASEMENTS AS DISCLOSED BY DOCUMENT RECORDED FEBRUARY 20, 1975 AS FILE NO. 75-038988, BY DOCUMENT RECORDED SEPTEMBER 22, 2005 AS FILE NO. 2005-0820903, AND BY DOCUMENT RECORDED SEPTEMBER 22, 2005 AS FILE NO. 2005-0820904, ALL OF OFFICIAL RECORDS.

THE SIGNATURE OF SOUTH BAY IRRIGATION DISTRICT, SUCCESSOR IN INTEREST TO THE CALIFORNIA WATER AND TELEPHONE COMPANY, OWNER OF AN EASEMENT AS DISCLOSED BY DOCUMENT RECORDED SEPTEMBER 22, 1952 IN BOOK 4600, PAGE 341 OF OFFICIAL RECORDS.

THE SIGNATURE OF LUCRICE B. WALLER, OWNER OF AN EASEMENT AS DISCLOSED BY DOCUMENT RECORDED MARCH 10, 1953 IN BOOK 4778, PAGE 307 OF OFFICIAL RECORDS.

THE SIGNATURE OF TRANSCAMBIENT CORPORATION, OWNER OF AN EASEMENT AS DISCLOSED BY DOCUMENT RECORDED MARCH 11, 1982 AS FILE NO. 82-088798 OF OFFICIAL RECORDS.

THE SIGNATURE OF CURTIS J. CORN, OWNER OF AN EASEMENT AS DISCLOSED BY DOCUMENT RECORDED JULY 16, 1982 AS FILE NO. 82-218218 OF OFFICIAL RECORDS.

THE SIGNATURE OF PACIFIC BELL, OWNER OF EASEMENTS AS DISCLOSED BY DOCUMENT RECORDED JANUARY 19, 1993 AS FILE NO. 1993-0029658, AND BY DOCUMENT RECORDED OCTOBER 26, 1999 AS FILE NO. 1999-714878, OF OFFICIAL RECORDS.

THIS MAP SECURES VESTED DEVELOPMENT RIGHTS AND THE RIGHTS TRULY VESTED SHALL REMAIN IN EFFECT FOR TWO YEARS FROM THE DATE OF RECORDATION (REFERENCE CITY OF SAN DIEGO MUNICIPAL CODE).

SIGNATURE OMISSION STATEMENT (CONT)

THE SIGNATURES OF WALKER SCOTT PROPERTIES/PALM AND OTAY VALLEY INDUSTRIAL PARK, OWNERS OF AN EASEMENT AS DISCLOSED BY DOCUMENT RECORDED JANUARY 10, 1994 AS FILE NO. 94-227870 OF OFFICIAL RECORDS.

THE SIGNATURE OF THE CITY OF SAN DIEGO, OWNER OF EASEMENTS AS DISCLOSED BY DOCUMENT RECORDED OCTOBER 16, 1986 AS FILE NO. 86-467860, BY DOCUMENT RECORDED NOVEMBER 2, 1998 AS FILE NO. 1998-0712011, BY DOCUMENT RECORDED NOVEMBER 24, 1999 AS FILE NO. 1999-0777422, BY DOCUMENT RECORDED JANUARY 21, 2000 AS FILE NO. 2000-0032702, BY DOCUMENT RECORDED JANUARY 21, 2000 AS FILE NO. 2000-0032726, BY DOCUMENT RECORDED NOVEMBER 14, 2000 AS FILE NO. 2000-0616057, BY DOCUMENT RECORDED SEPTEMBER 1, 2000 AS FILE NO. 2000-0758968, AND BY DOCUMENT RECORDED _____, 20__ AS FILE NO. 20__-_____, ALL OF OFFICIAL RECORDS.

NOTARY STATEMENT

STATE OF CALIFORNIA } ss
COUNTY OF _____

ON _____ BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED _____
AND _____ PERSONALLY KNOWN TO ME _____, OR
PROVED TO ME (ON THE BASIS OF SATISFACTORY EVIDENCE) _____ TO BE THE PERSON(S)
WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED
TO ME THAT HE/SHE/ THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED
CAPACITY(IES), AND THAT BY HIS/HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT,
THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED,
EXECUTED THE INSTRUMENT.

WITNESS MY HAND

PRINT NAME: _____

MY COMMISSION EXPIRES ON _____, 20__
MY OFFICIAL PLACE OF BUSINESS IS IN _____ COUNTY.

CITY CLERK'S STATEMENT

I, CITY CLERK OF THE CITY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT, BY RESOLUTION NO. _____, THE COUNCIL OF SAID CITY HAS APPROVED THIS MAP, INCLUDING THE VACATION OF THE EASEMENTS AS INDICATED HEREON PURSUANT TO THE PROVISIONS OF SECTION 66434 (g) OF THE STATE SUBDIVISION MAP ACT, AND HAS ACCEPTED THOSE ITEMS LISTED IN THE CERTIFICATE SIGNED BY THE OWNERS UNDER THE CONDITIONS EXPRESSED THEREIN. IN WITNESS WHEREOF, SAID COUNCIL HAS CAUSED THESE PRESENTS TO BE EXECUTED BY THE CITY CLERK AND ATTESTED BY ITS SEAL THIS _____ DAY OF _____, 20__.

ELIZABETH MALAND
CITY CLERK

BY: _____
DEPUTY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST OF PARADE HOMES IN APRIL, 2007, AND I HEREBY CERTIFY THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS FOUND, TOGETHER WITH THOSE SET, ARE OF THE CHARACTER INDICATED AND OCCUPY THE POSITIONS SHOWN HEREON. I WILL SET ALL OTHER MONUMENTS OF THE CHARACTER AND AT POSITIONS INDICATED BY THE LEGEND IN THIS MAP WITHIN TWO YEARS OF RECORDATION OF THIS MAP UNLESS EXTENDED BY THE CITY ENGINEER, AND ALL SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. (SEE LEGEND ON SHEET NO. 2)



GARY L. HUS, FLS 7019
MY REGISTRATION EXPIRES: 6/30/2008

DATED: _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT THIS MAP WAS EXAMINED BY ME OR UNDER MY DIRECTION SUPERVISOR, THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF; THAT IT COMPLES WITH THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND THAT IT IS TECHNICALLY CORRECT.

I ALSO CERTIFY THAT THERE ARE NO UNPAID BONDS ISSUED UNDER THE STREET IMPROVEMENT ACTS OF THE STATE OF CALIFORNIA AGAINST THIS SUBDIVISION.

HOSSEIN RUMI, CITY ENGINEER

BY: _____
DEPUTY

DATED: _____

CLERK OF THE BOARD STATEMENT

I, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (A) DEPOSITS FOR TAXES AND (B) CERTIFICATION OF THE ABSENCE OF DEBTS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

THOMAS J. PASTUSZKA
CLERK OF THE BOARD OF SUPERVISORS

BY: _____
DEPUTY

DATED: _____

COUNTY RECORDER'S STATEMENT

FILE NO. _____

I, COUNTY RECORDER OF THE COUNTY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF GARY L. HUS, THIS _____ DAY OF _____, 20__, AT _____ O'CLOCK _____.

GREGORY J. SMITH
COUNTY RECORDER

BY: _____
DEPUTY

FEES: \$ 22.00

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Environmental | Engineering | Survey

291 S. Street, Suite 200
San Diego, CA 92101
619.236.8471 Fax
619.236.8468 Tel

DENNERY RANCH VILLAGES 2/3

SDG&E JOINT USE AGREEMENT

IN LIEU OF DEDICATION, SAN DIEGO GAS AND ELECTRIC COMPANY HEREBY CONSENTS THAT PUBLIC STREETS MAY BE CONSTRUCTED AND MAINTAINED OVER, UPON AND ACROSS PORTIONS OF SAN DIEGO GAS AND ELECTRIC COMPANY'S EASEMENTS AND RIGHTS-OF-WAY RECORDED FEBRUARY 20, 1990 AS FILE NO. 1990-090402 AND RECORDED APRIL 13, 2006 AS FILE NO. 2006-0256751, ALL OF OFFICIAL RECORDS OF SAN DIEGO COUNTY, LYING WITHIN THE BOUNDARY OF ALL OF THE PUBLIC STREETS AND ALLEYS LYING WITHIN THE BOUNDARY OF THIS SUBDIVISION, HEREINAFTER REFERRED TO AS AREAS SUBJECT TO THE FOLLOWING:

- (A) IN THE EVENT THAT THE FUTURE USE OR ALTERATION OF SAID AREAS BY THE CITY FOR STREETS OR PUBLIC IMPROVEMENTS INCIDENTAL THERETO, SHALL AT ANY TIME NECESSITATE A REARRANGEMENT, RELOCATION OR RECONSTRUCTION OF ANY OF THE COMPANY'S FACILITIES OR THE ACQUISITION OF ADDITIONAL PROPERTY EASEMENTS, OR BOTH, PURSUANT THERETO, THE SAME SHALL BE PERFORMED BY COMPANY, OR BY ANY OTHER PARTY WITH THE CONSENT OF COMPANY, AT THE COST OF THE CITY.
- (B) IN THE EVENT THAT THE FUTURE USE OF SAN DIEGO GAS AND ELECTRIC COMPANY'S EASEMENTS OR PROPERTIES BY COMPANY SHALL AT ANY TIME OR TIMES NECESSITATE A REARRANGEMENT, RELOCATION OR RECONSTRUCTION OF THE PUBLIC IMPROVEMENTS INCIDENTAL THERETO, THE SAME SHALL BE PERFORMED AT THE COST OF THE COMPANY.
- (C) THE USES OF SAID AREAS BY EITHER PARTY SHALL BE SUCH AS WILL NOT PERMANENTLY INTERRUPT THE USE OR OPERATION OF THE FACILITIES THEREOF OF THE PARTY; USES OF SAID AREAS BY EITHER PARTY WHICH TEMPORARILY INTERFERE WITH THE USE OF THE OTHER PARTY, WILL BE MADE ONLY WHEN REASONABLY NECESSARY AND WILL BE PROMPTLY TERMINATED AS SOON AS THE NECESSITY THEREFOR NO LONGER EXISTS.
- (D) SAN DIEGO GAS AND ELECTRIC COMPANY RETAINS THE RIGHT TO REVIEW AND APPROVE THE SPECIFIC LOCATIONS OF ALL FACILITIES WITHIN ITS EASEMENT TO AVOID CONFLICT WITH EXISTING AND FUTURE COMPANY FACILITIES. SUCH APPROVALS SHALL BE GRANTED BY SAN DIEGO GAS AND ELECTRIC COMPANY'S LETTER OF PERMISSION FOR GRADING AND CONSTRUCTION OF IMPROVEMENTS AND APPROVALS SHALL NOT BE UNREASONABLY WITHHELD.
- (E) IF THE CITY SHALL HEREAFTER VACATE OR ABANDON, IN WHOLE OR IN PART, THE AREAS WHICH ARE OCCUPIED BY SAN DIEGO GAS AND ELECTRIC COMPANY'S EASEMENTS OR PROPERTIES, THE CITY SHALL, IN THE VACATION OR ABANDONMENT PROCEEDINGS, RESERVE TO COMPANY ALL RIGHTS OWNED TO COMPANY PRIOR TO THE EXECUTION OF THIS CERTIFICATE.
- (F) EXCEPT AS EXPRESSLY HEREIN SET FORTH, THIS AGREEMENT SHALL NOT IN ANY WAY ALTER, MODIFY OR TERMINATE ANY OF COMPANY'S PRIOR RIGHTS IN SAID AREA.

IN WITNESS WHEREOF, SAN DIEGO GAS AND ELECTRIC COMPANY HAS CAUSED THIS INSTRUMENT TO BE EXECUTED UNDER ITS CORPORATE NAME AND BY ITS PROPER OFFICER THEREUNTO DULY AUTHORIZED, THIS _____ DAY OF _____, 20____.

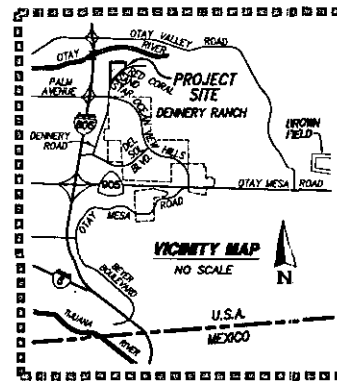
SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION

BY: _____
MANAGER
LAND AND ENVIRONMENTAL DEPARTMENT

NON-PLOTTABLE EASEMENTS

THE FOLLOWING EASEMENT CANNOT BE PLOTTED HEREON SINCE THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT SET FORTH IN THE DOCUMENT:

1. AN EASEMENT IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY
PER DOCUMENT RECORDED MAY 5, 2000 AS FILE NO. 2000-0233573 OF OFFICIAL RECORDS

**EASEMENT NOTES**

1. PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT GRANTED TO THE SAN DIEGO GAS & ELECTRIC COMPANY PER DOCUMENT RECORDED NOVEMBER 20, 1928 IN BOOK 1561, PAGE 8 OF OFFICIAL RECORDS
2. WATER EASEMENT GRANTED TO OTAY MUNICIPAL WATER DISTRICT PER DOCUMENT RECORDED SEPTEMBER 22, 2005 AS FILE NO. 2005-0820904 OF OFFICIAL RECORDS
3. WATER EASEMENT GRANTED TO LUCKIE B. WALLER PER DOCUMENT RECORDED MARCH 10, 1953 IN BOOK 4778, PAGE 307 OF OFFICIAL RECORDS
4. PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT GRANTED TO THE SAN DIEGO GAS & ELECTRIC COMPANY PER DOCUMENT RECORDED SEPTEMBER 24, 1954 AS FILE NO. 127523 OF OFFICIAL RECORDS
5. WATER EASEMENT GRANTED TO OTAY MUNICIPAL WATER DISTRICT PER DOCUMENT RECORDED FEBRUARY 20, 1975 AS FILE NO. 75-033886 OF OFFICIAL RECORDS
6. WATER EASEMENT GRANTED TO TRANSCARBENT CORPORATION PER DOCUMENT RECORDED MARCH 11, 1982 AS FILE NO. 82-0667561 OF OFFICIAL RECORDS
7. WATER EASEMENT GRANTED TO CURTIS J. CORN PER DOCUMENT RECORDED JULY 18, 1982 AS FILE NO. 82-218218 OF OFFICIAL RECORDS
8. PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT GRANTED TO PACIFIC BELL PER DOCUMENT RECORDED JANUARY 19, 1993 AS FILE NO. 1993-0029856 OF OFFICIAL RECORDS
9. SEWER AND DRAINAGE EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED NOVEMBER 2, 1999 AS FILE NO. 1999-072011 OF OFFICIAL RECORDS
10. PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT GRANTED TO THE SAN DIEGO GAS & ELECTRIC COMPANY PER DOCUMENT RECORDED NOVEMBER 10, 1999 AS FILE NO. 1999-0733300 OF OFFICIAL RECORDS
11. PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT GRANTED TO THE SAN DIEGO GAS & ELECTRIC COMPANY PER DOCUMENT RECORDED NOVEMBER 10, 1999 AS FILE NO. 1999-0733301 OF OFFICIAL RECORDS
12. PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT GRANTED TO PACIFIC BELL PER DOCUMENT RECORDED OCTOBER 26, 1999 AS FILE NO. 1999-074876 OF OFFICIAL RECORDS
13. WATER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED NOVEMBER 24, 1999 AS FILE NO. 1999-077422 OF OFFICIAL RECORDS
14. DRAINAGE FACILITIES, INGRESS & EGRESS EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED JANUARY 21, 2000 AS FILE NO. 2000-0032702 OF OFFICIAL RECORDS
15. SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED JANUARY 21, 2000 AS FILE NO. 2000-0032726 OF OFFICIAL RECORDS
16. PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED NOVEMBER 14, 2000 AS FILE NO. 2000-0616067 OF OFFICIAL RECORDS
17. WATER FACILITIES EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED SEPTEMBER 1, 2005 AS FILE NO. 2005-0758568 OF OFFICIAL RECORDS
18. TEMPORARY CONSTRUCTION EASEMENT GRANTED TO OTAY MUNICIPAL WATER DISTRICT PER DOCUMENT RECORDED SEPTEMBER 22, 2005 AS FILE NO. 2005-0820903 OF OFFICIAL RECORDS

LEGEND

- ③ INDICATES 1/2" SET 2" x 24" IRON PIPE WITH BRASS DISC MARKED "LS 7019"
- ④ INDICATES FOUND 2" IRON PIPE WITH DISC STAMPED "RCE 22806" PER MAP NO. 13750
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SUBDIVISION BOUNDARY
- () INDICATES RECORD DATA AS NOTED
- (R) INDICATES RADIAL BEARING
- (P/R) INDICATES POINT OF REVERSE CURVE
- (P/C) INDICATES POINT OF COMPOUND CURVE
- P.I. INDICATES POINT OF INTERSECTION
- ①② INDICATES FIRST AND LAST LOT NUMBERS RESPECTIVELY
- [5] INDICATES SHEET NUMBER (INDEX MAP ONLY)
- INDICATES SHEET LIMITS (INDEX MAP ONLY)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, GCS 83, ZONE 6, EPOCH 1981.35 MEASUREMENTS TO POINTS 'A' AND 'B' ARE SHOWN HEREON. THE POINTS WERE ADJUSTED TO G.P.S. STATION 210 AND G.P.S. STATION 1388 PER RECORD OF SURVEY 14492.

BEARING 'A' - 'B': N002°28'32"E

THE QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED GRID FACTOR AT STATION 'A' IS 1.000203839

GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR

NOTES

- TOTAL NUMBER OF LOTS = 5
- NUMBERED LOTS = 2
- LETTERED LOTS ('A' THROUGH 'C') = 3
- TOTAL AREA = 35.264 ACRES

MONUMENTATION NOTES

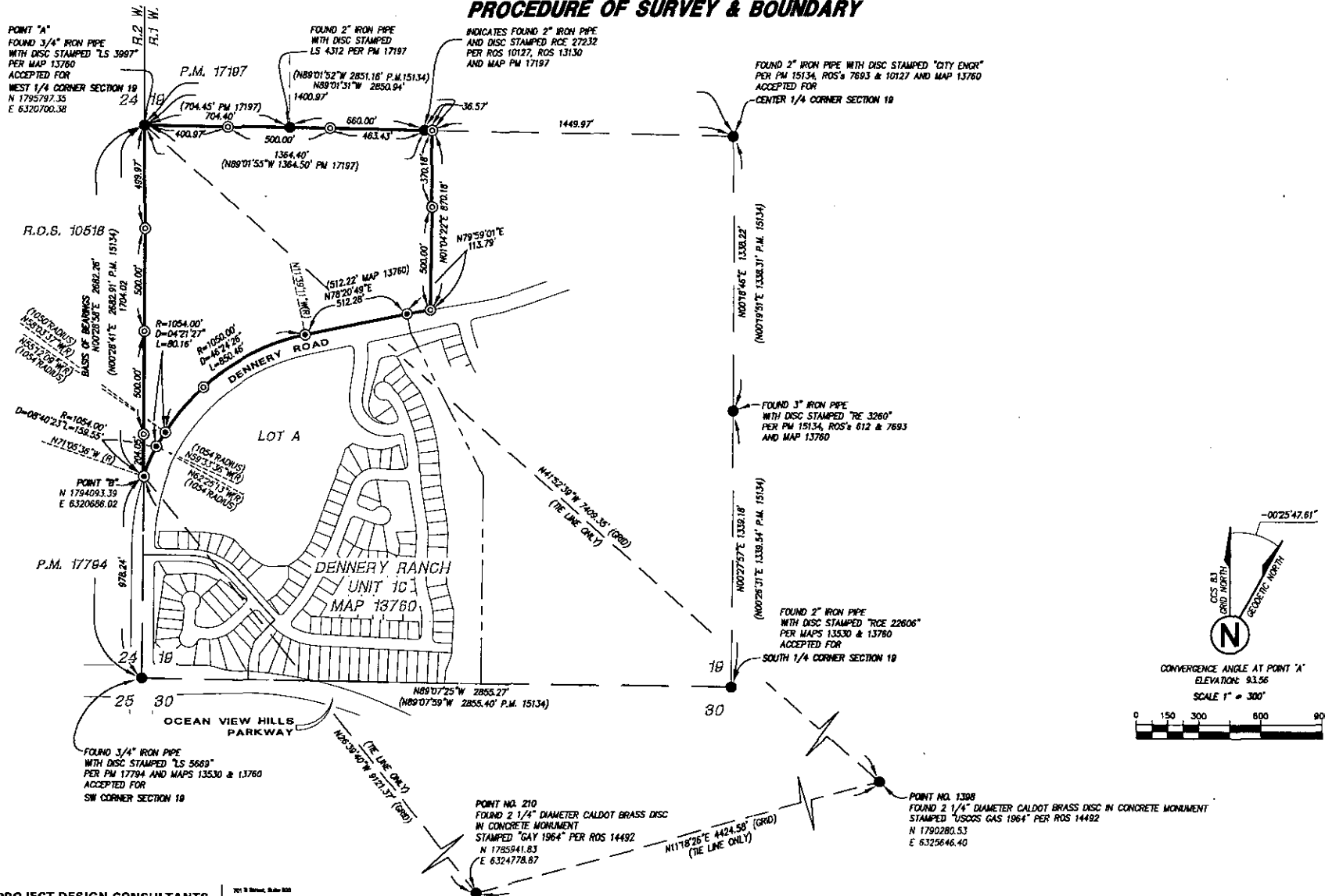
UNLESS OTHERWISE SHOWN ON THIS MAP:

1. ALL LOT CORNERS, EXCEPT AS SHOWN OTHERWISE WILL BE MONUMENTED BY A 3/4" x 18" IRON PIPE WITH BRASS DISC STAMPED "LS 7019" OR A BRASS DISC SET IN A PERMANENT HARD SURFACE.

DENNERY RANCH VILLAGES 2/3

PROCEDURE OF SURVEY & BOUNDARY

000619



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MAP NO.

SHEET 5 OF 8 SHEETS

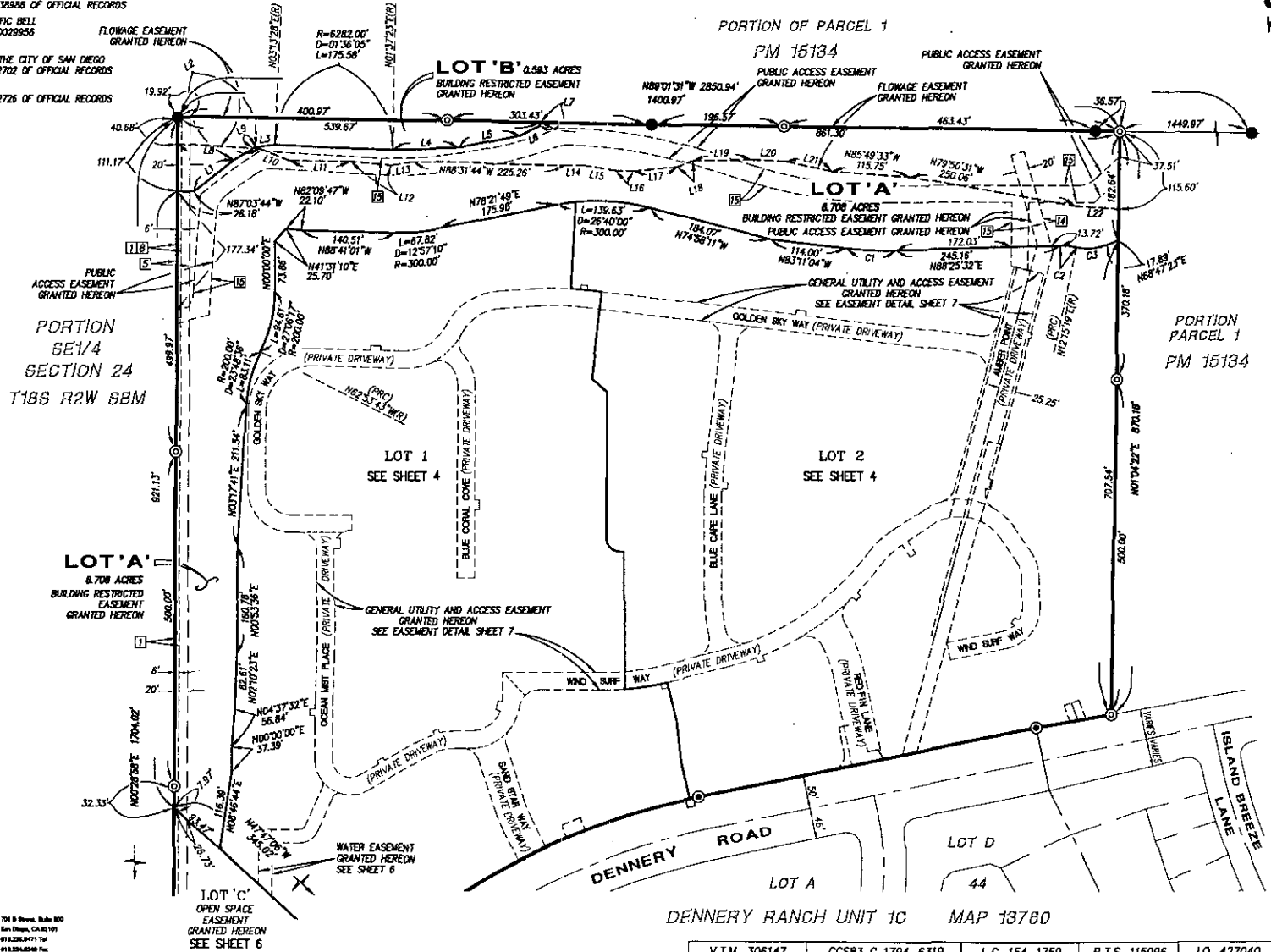
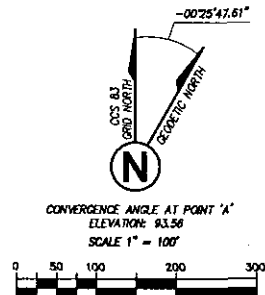
DENNERY RANCH VILLAGES 2/3

EASEMENT NOTES

- 1 PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT GRANTED TO THE SAN DIEGO GAS & ELECTRIC COMPANY PER DOCUMENT RECORDED NOVEMBER 20, 1928 IN BOOK 1561, PAGE 8 OF OFFICIAL RECORDS
- 2 WATER EASEMENT GRANTED TO OTAY MUNICIPAL WATER DISTRICT PER DOCUMENT RECORDED FEBRUARY 20, 1975 AS FILE NO. 75-038886 OF OFFICIAL RECORDS
- 3 PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT GRANTED TO PACIFIC BELL PER DOCUMENT RECORDED JANUARY 19, 1993 AS FILE NO. 1993-0029956 OF OFFICIAL RECORDS
- 4 DRAINAGE FACILITIES, INGRESS & EGRESS EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED JANUARY 21, 2000 AS FILE NO. 2000-0032702 OF OFFICIAL RECORDS
- 5 SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED JANUARY 21, 2000 AS FILE NO. 2000-0032726 OF OFFICIAL RECORDS

LINE NO.	BEARING	DISTANCE
L1	N51°26'16"E	76.20'
L2	N58°41'23"E	36.35'
L3	N82°45'48"E	29.18'
L4	N89°02'34"E	97.52'
L5	N78°09'04"E	94.08'
L6	N63°02'29"E	32.38'
L7	N10°08'33"E	5.12'
L8	N86°18'54"W	123.32'
L9	N58°41'23"E	3.60'
L10	N68°03'57"W	46.84'
L11	N89°14'51"W	91.03'
L12	N84°25'00"W	59.93'
L13	N81°13'36"E	34.12'
L14	N86°32'55"E	27.45'
L15	N80°40'18"W	47.98'
L16	N85°36'14"W	27.25'
L17	N84°17'33"E	65.18'
L18	N71°05'18"E	24.00'
L19	N85°43'10"E	67.04'
L20	N87°06'38"W	51.41'
L21	N77°39'12"W	69.71'
L22	N86°22'32"W	65.34'

CURVE DATA	RADIUS	DELTA	ARC
C1	502.00'	08°23'24"	73.51'
C2	100.00'	13°49'47"	24.14'
C3	80.00'	33°27'56"	46.73'



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DENNERY RANCH UNIT 1C MAP 13780

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MAP NO.

SHEET 6 OF 8 SHEETS

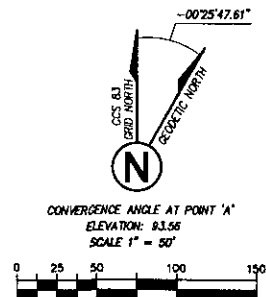
DENNERY RANCH VILLAGES 2/3

EASEMENT NOTES

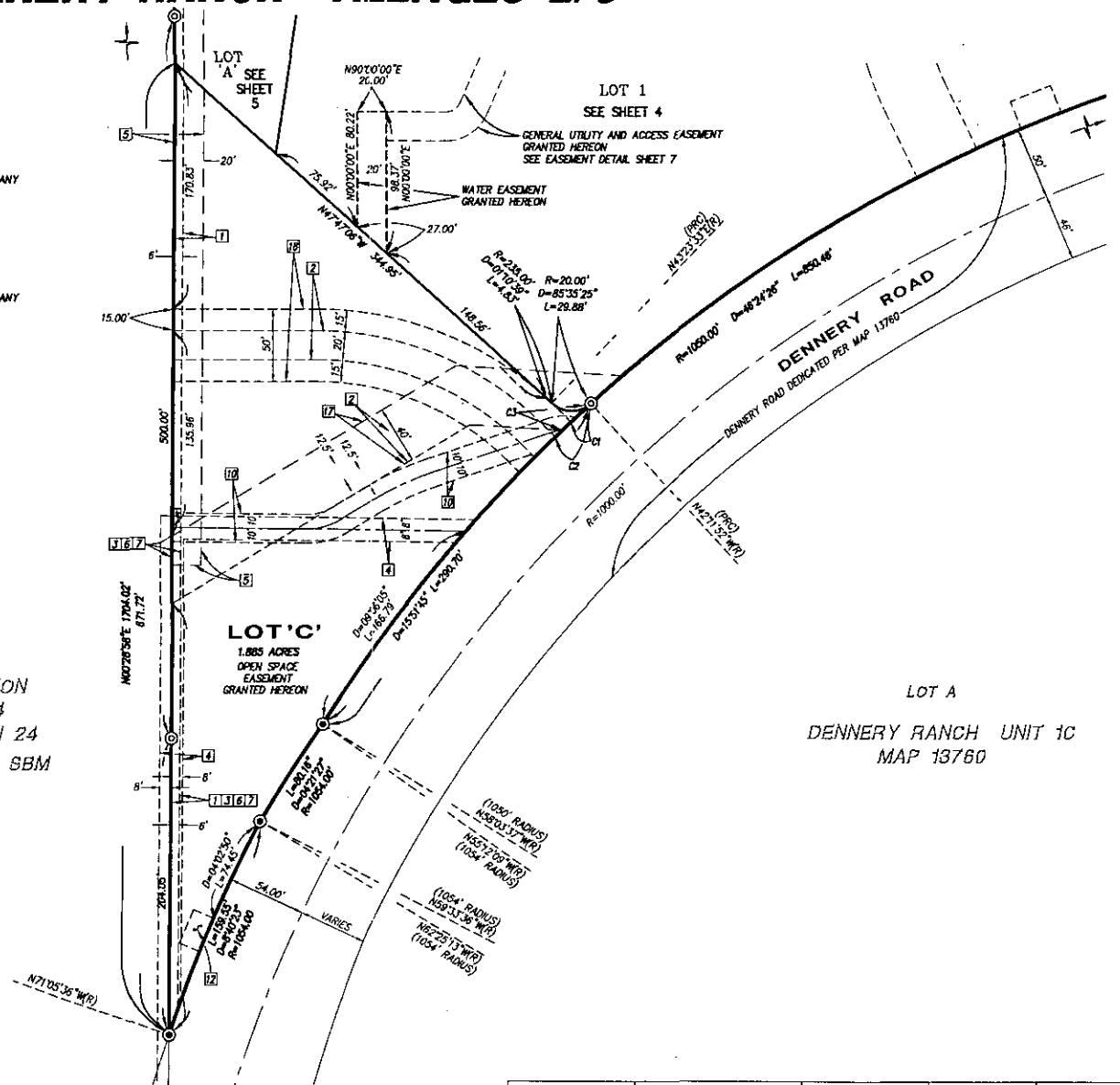
1. PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT GRANTED TO THE SAN DIEGO GAS & ELECTRIC COMPANY PER DOCUMENT RECORDED NOVEMBER 20, 1929 IN BOOK 1561, PAGE 8 OF OFFICIAL RECORDS
2. WATER EASEMENT GRANTED TO OTAY MUNICIPAL WATER DISTRICT PER DOCUMENT RECORDED SEPTEMBER 22, 2005 AS FILE NO. 2005-0820904 OF OFFICIAL RECORDS
3. WATER EASEMENT GRANTED TO LUCKIE B. WALLER PER DOCUMENT RECORDED MARCH 10, 1953 IN BOOK 4778, PAGE 307 OF OFFICIAL RECORDS
4. PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT GRANTED TO THE SAN DIEGO GAS & ELECTRIC COMPANY PER DOCUMENT RECORDED SEPTEMBER 24, 1954 AS FILE NO. 127523 OF OFFICIAL RECORDS
5. WATER EASEMENT GRANTED TO OTAY MUNICIPAL WATER DISTRICT PER DOCUMENT RECORDED FEBRUARY 20, 1975 AS FILE NO. 75-038986 OF OFFICIAL RECORDS
6. WATER EASEMENT GRANTED TO TRANSCARBENT CORPORATION PER DOCUMENT RECORDED MARCH 11, 1982 AS FILE NO. 82-065756 OF OFFICIAL RECORDS
7. WATER EASEMENT GRANTED TO CURTIS J. CORN PER DOCUMENT RECORDED JULY 16, 1982 AS FILE NO. 82-218218 OF OFFICIAL RECORDS
8. PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT GRANTED TO THE SAN DIEGO GAS & ELECTRIC COMPANY PER DOCUMENT RECORDED NOVEMBER 10, 1989 AS FILE NO. 1989-0733300 OF OFFICIAL RECORDS
9. PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT GRANTED TO PACIFIC BELL PER DOCUMENT RECORDED OCTOBER 26, 1999 AS FILE NO. 1999-0714878 OF OFFICIAL RECORDS
10. WATER FACILITIES EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED SEPTEMBER 1, 2005 AS FILE NO. 2005-0758568 OF OFFICIAL RECORDS
11. TEMPORARY CONSTRUCTION EASEMENT GRANTED TO OTAY MUNICIPAL WATER DISTRICT PER DOCUMENT RECORDED SEPTEMBER 22, 2005 AS FILE NO. 2005-0820903 OF OFFICIAL RECORDS

CURVE DATA

NO.	RADIUS	DELTA	ARC
C1	1050.00'	01°01'55"	18.91'
C2	1050.00'	01°51'03"	33.92'
C3	1050.00'	01°29'23"	27.30'



PORTION
SE1/4
SECTION 24
T18S R2W SBM



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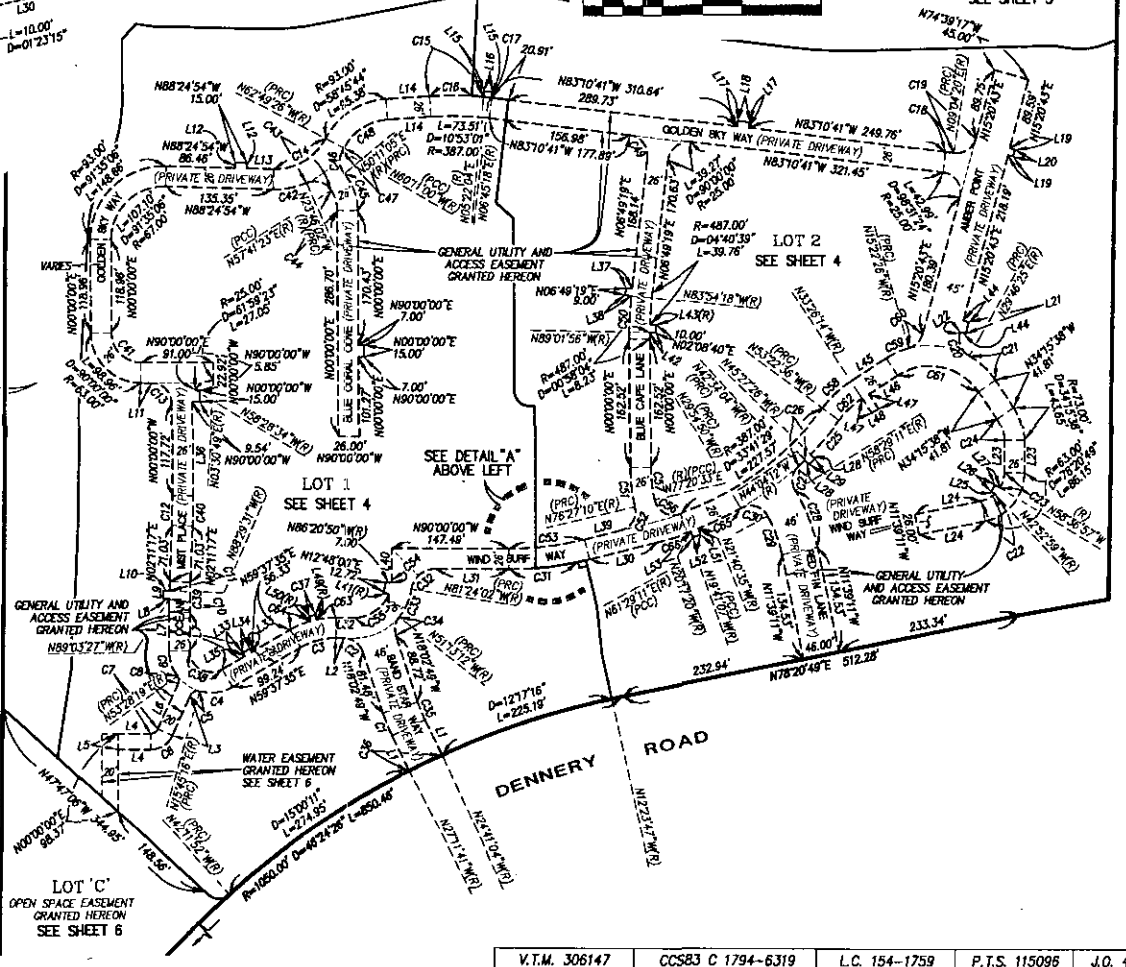
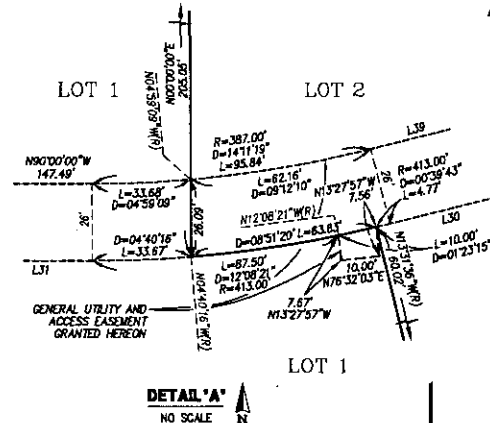
301 E. Street, Suite 200
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DENNERY RANCH VILLAGES 2/3 EASEMENT DETAIL SHEET

CURVE DATA			
NO.	RADIUS	DELTA	ARC
C1	223.00'	07°53'33"	30.72'
C2	25.00'	71°57'11"	31.40'
C3	87.00'	30°22'25"	46.12'
C4	53.00'	46°07'41"	42.67'
C5	10.00'	81°59'24"	14.31'
C6	30.00'	66°14'08"	34.68'
C7	10.00'	66°14'08"	11.56'
C8	10.00'	60°17'33"	10.52'
C9	53.00'	36°31'41"	33.79'
C10	1013.00'	00°56'33"	16.66'
C11	1013.00'	00°40'48"	12.02'
C12	987.00'	02°11'17"	37.69'
C13	25.00'	90°00'00"	38.27'
C14	71.00'	64°24'32"	79.81'
C15	413.00'	09°25'46"	67.97'
C16	413.00'	07°25'52"	53.57'
C17	413.00'	00°04'01"	0.48'
C18	283.00'	02°15'01"	10.33'
C19	25.00'	83°43'37"	36.53'
C20	25.00'	75°34'18"	32.97'
C21	100.00'	25°57'57"	45.32'
C22	37.00'	31°13'48"	20.17'
C23	37.00'	31°23'03"	20.27'
C24	47.00'	34°15'38"	28.10'
C25	413.00'	07°55'10"	57.08'
C26	413.00'	01°30'08"	10.83'
C27	25.00'	78°56'43"	34.43'
C28	223.00'	19°51'38"	71.30'
C29	177.00'	16°31'48"	52.00'
C30	25.00'	81°24'01"	39.88'
C31	413.00'	17°08'21"	87.50'
C32	30.00'	81°24'01"	42.62'
C33	73.00'	30°10'50"	38.45'
C34	25.00'	56°48'57"	24.80'
C35	177.00'	07°53'13"	24.38'
C36	1050.00'	02°30'57"	48.00'
C37	118.00'	03°53'07"	8.07'
C38	27.00'	120°22'25"	56.72'
C39	987.00'	02°11'17"	37.69'
C40	1013.00'	02°11'17"	38.68'
C41	37.00'	90°00'00"	58.12'
C42	97.00'	25°21'08"	42.82'
C43	25.00'	81°27'55"	35.54'
C44	47.00'	32°18'37"	26.50'
C45	73.00'	39°48'55"	50.73'
C46	25.00'	69°37'55"	30.38'
C47	97.00'	02°38'28"	4.47'
C48	67.00'	58°45'44"	68.71'
C49	25.00'	90°00'00"	38.27'
C50	513.00'	06°05'42"	54.57'
C51	213.00'	13°32'50"	50.36'
C52	25.00'	89°21'31"	38.99'
C53	387.00'	14°11'19"	95.84'
C54	47.00'	03°39'10"	3.00'
C55	47.00'	68°03'10"	55.82'
C56	25.00'	97°01'40"	42.34'
C57	187.00'	12°39'27"	41.31'
C58	143.00'	20°10'24"	50.35'
C59	100.00'	17°49'46"	31.12'
C60	25.00'	59°16'51"	25.87'
C61	74.00'	88°56'54"	114.87'
C62	117.00'	19°58'22"	40.72'
C63	113.00'	12°20'46"	24.35'
C64	113.00'	14°08'32"	27.89'
C65	413.00'	08°14'15"	59.35'
C66	413.00'	06°08'01"	43.97'

LINE DATA			
NO.	BEARING	DISTANCE	
L1	N25°56'22"W	48.26'	
L2	N90°00'00"W	10.32'	
L3	N23°45'52"E	55.60'	
L4	N90°00'00"E	41.25'	
L5	N00°00'00"E	20.00'	
L6	N23°45'52"E	63.26'	
L7	N00°00'00"W	48.81'	
L8	N88°46'29"W	7.57'	
L9	N01°10'42"E	10.00'	
L10	N88°46'29"W	7.57'	
L11	N90°00'00"E	13.47'	
L12	N01°33'08"E	6.86'	
L13	N88°24'54"W	33.88'	
L14	N85°56'18"E	54.80'	
L15	N06°03'41"E	7.07'	
L16	N83°56'19"W	10.00'	
L17	N06°49'19"E	7.00'	
L18	N83°10'41"W	15.00'	
L19	N74°39'22"W	7.00'	
L20	N15°20'38"E	9.00'	
L21	N15°20'43"E	15.00'	
L22	N15°20'43"E	1.39'	
L23	N00°00'00"W	41.41'	
L24	N78°20'49"E	85.15'	
L25	N59°51'53"W	5.85'	
L26	N30°08'07"E	10.00'	
L27	N59°51'53"W	7.45'	
L28	N44°45'49"W	7.59'	
L29	N45°14'11"E	10.00'	
L30	N75°48'41"E	88.15'	
L31	N90°00'00"W	82.65'	
L32	N90°00'00"W	22.96'	
L33	N30°22'25"W	5.00'	
L34	N59°37'35"E	10.00'	
L35	N59°37'35"E	32.91'	
L36	N00°00'00"E	118.91'	
L37	N83°10'41"W	7.56'	
L38	N83°10'41"W	7.61'	
L39	N75°48'41"E	48.78'	
L40	N00°00'00"E	40.80'	
L41	N68°03'10"W	7.00'	
L42	N87°51'20"W	7.46'	
L43	N87°51'20"W	7.56'	
L44	N74°39'17"W	7.00'	
L45	N56°47'48"E	52.95'	
L46	N56°47'48"E	43.43'	
L47	N33°12'12"W	22.00'	
L48	N56°47'48"E	10.00'	
L49	N12°20'46"W	6.00'	
L50	N16°13'53"W	6.00'	
L51	N20°25'40"W	8.08'	
L52	N59°34'20"E	10.00'	
L53	N20°25'40"W	7.98'	



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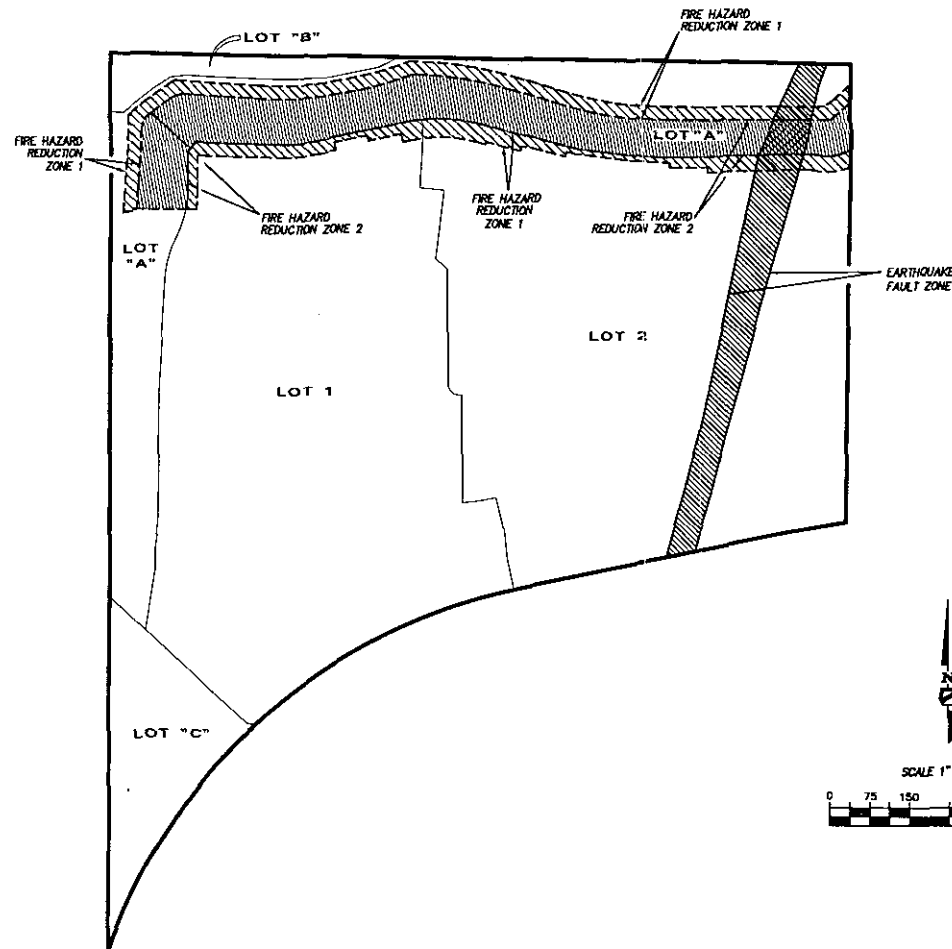
MAP NO.

SHEET 8 OF 8 SHEETS

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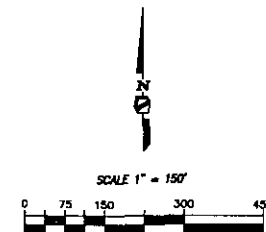
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LEGEND

- INDICATES EARTHQUAKE FAULT ZONE
- INDICATES FIRE HAZARD REDUCTION ZONE 1
PER SECTION 142.0412 OF THE CITY OF SAN DIEGO MUNICIPAL CODE
- INDICATES FIRE HAZARD REDUCTION ZONE 2
PER SECTION 142.0412 OF THE CITY OF SAN DIEGO MUNICIPAL CODE



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